

Resident Informational Meeting

Grand Avenue Reconstruction &
Extension

August 18, 2015





Introductions

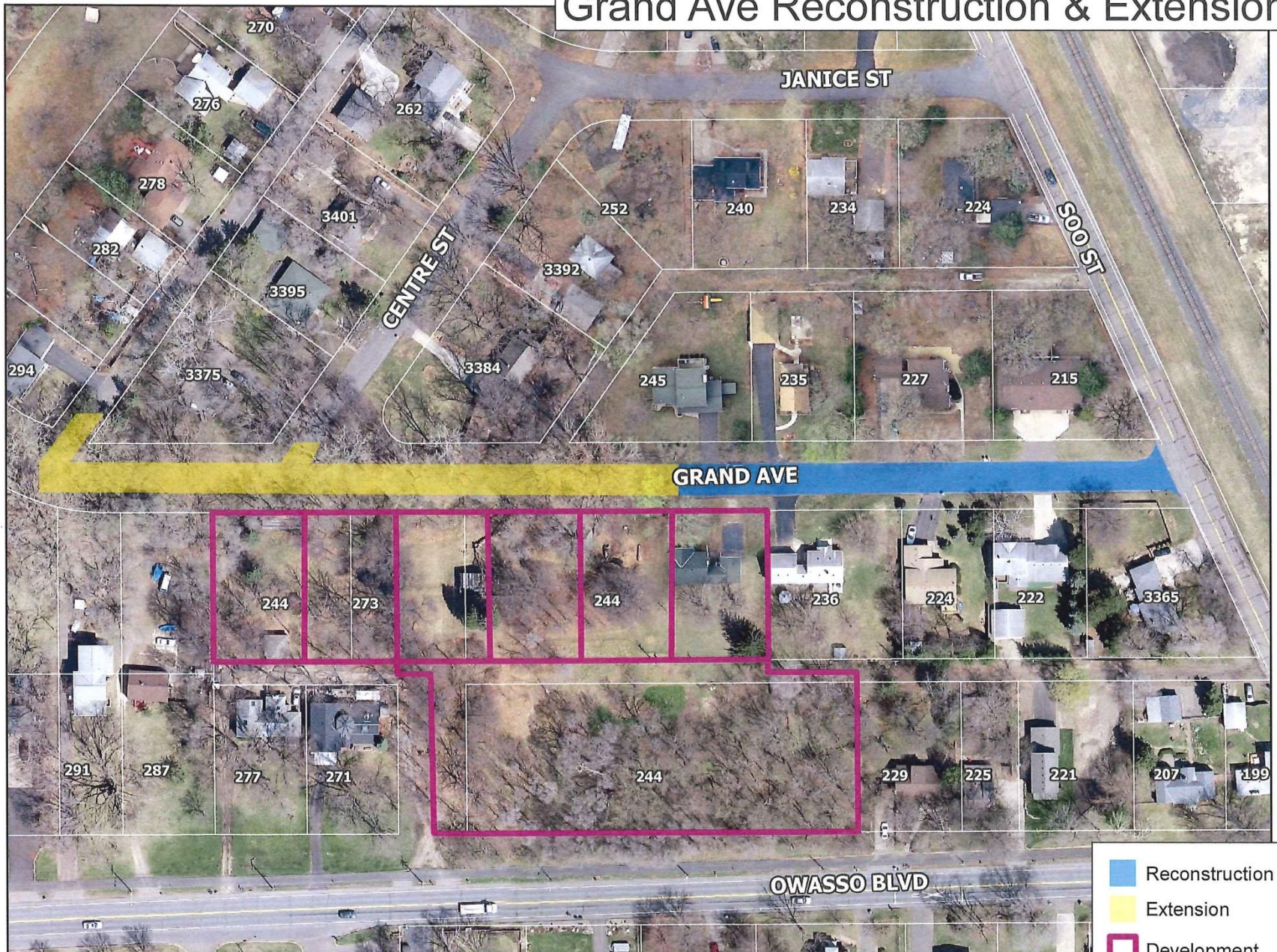
- Tom Wesolowski – City Engineer
- Glen Hoffard – Senior Engineering Technician



Overview of Presentation

- Project area
- Feasibility Study process
- Existing condition of streets & utilities
- Goals for the project
- Private amenities in public right of way
- Residential impacts from construction
- Information residents can provide staff
- Special assessment information
- Proposed project schedule

Grand Ave Reconstruction & Extension



1 inch = 110 feet

Date: 7/15/2015

- Reconstruction
- Extension
- Development



Feasibility Study Process

- Reconstruction/extension project proposed for 2016
- Feasibility Study
 - Preliminary design
 - Public meeting with residents
 - Present to Shoreview City Council
- Public hearing
 - Direct staff to prepare final plans & specifications



Existing Conditions

- Existing roadway
 - Length - 430-feet
 - Width – 28-feet
 - No concrete curb & gutter – rural section
 - Pavement in poor condition
- Unimproved area – 530-feet
- Sanitary sewer & water systems



Goals for Street Project

- Remove existing road and install concrete curb & gutter and new pavement
- Extend road west to Janice Avenue with standard road section
- Repair water main & sanitary sewer as needed
- Install storm water collection & treatment
- Replace/add street lights



Impact to Driveways

- Portions of driveways removed will be replaced as part of the project
- Removal limits will be determined on a case by case basis
- City will not broker construction of private drives as part of the project



Mail Delivery

- Mailboxes will be removed and place in yard
- Temporary mailboxes will be provided in common area
- US Postal Service determines location of temporary mailboxes
- Project contractor will reinstall salvaged or homeowner supplied mailboxes at end of the project



Private Amenities in the Public Right of Way

- City does not pay to replace items that are located within the right of way
 - Irrigation/sprinkler systems
 - Invisible fence
 - Landscaping
- Exception – trees
 - City will provide replacement tree



Typical Construction Practices

- Notifications sent to residents prior to and periodically during construction
- Construction updates will be posted on Shoreview's website
- Residents will be inconvenienced during the project
- Driveway access every evening
 - Exception – concrete cure period



Information Residents can Provide to their City

- Drainage Issues
- Sanitary sewer service failures/backups, ect.
- Other general information about project area



City's Assessment Policy

- City levies special assessment to benefitting property owners for improvements
 - Street
 - Storm Sewer
- Assessment process is in accordance with MN Statutes, Chapter 429
 - Pubic Hearing
- Lots that can be further subdivided receive additional lot units (City will determine)



Street Assessment

- On a per-lot basis
 - Corner lots receive 0.5 units per street
- Based on actual cost to install curb & gutter
- Estimated per-lot assessment = \$1800



Storm Assessment

- Based on lot size (square foot) of lot
 - 0 – 13,000sf = \$0.07/sf
 - 13,001 – 19,000 = \$0.035/sf
 - Maximum assessment = \$1,120



Possible Total Assessment

- Estimated Total Assessment
 - Street \$ 1,800
 - Storm \$ 1,120
 - Total per-lot \$ 2,920



Assessment Schedule & Payment

- Final assessment amount determine after project completion
- Affected properties notified & public hearing is held – typically 1-yr after project completion
- Payment options
 - Prepay in full
 - Added to tax statement and spread over 10-years
 - Interest rates have ranged from 3.5 – 5%



Tentative Project Schedule

- Nov/Dec 2nd Resident Meeting
- Jan/Feb Feasibility Study to Council
- March Public Hearing
- April Bid Project
- May/June Start Construction
- August End Construction



Questions?